

**CENTRE OF STUDIES FOR QUANTITY SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING & SURVEYING  
UNIVERSITI TEKNOLOGI MARA  
SERI ISKANDAR**

**AN IDENTIFICATION OF DEFECTS AT THE  
ACADEMIC BUILDING IN UITM PERAK**

Dissertation submitted in partial fulfilment  
of the requirement for the award of  
Bachelor of Quantity Surveying (Honours)

**PREPARED BY : IZYANI ATHIRAH BINTI ZAKI (2022824832)  
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## **ABSTRACT**

An academic building is a facility used for educational and research purposes, such as classrooms, labs, libraries, and offices in schools or universities. Academic building defects are flaws in design, construction, or maintenance that affect the building's safety, functionality, and usability. Academic building defects can significantly impact the learning environment, safety, and operational efficiency of educational institutions. This research aims to suggest the main solution of defect in academic buildings of UiTM Perak, a public university in Malaysia. The research will examine the types of defects, the causes and solutions of these defects, as well as the strategies for prevention and remediation. The study will also explore the impact of environmental factors, such as climate and soil conditions, on the development of construction flaws. The research employs a comprehensive approach, combining a thorough literature review and a detailed case study of the academic buildings at UiTM Perak. The literature review examines the existing body of knowledge on building defects, their types, causes, and impacts on educational settings. The case study involves on-site observation towards two selected buildings in UiTM Perak (QS building and Annex 1), interviews with facility managers, and analysis of maintenance records to gain a deep understanding of the specific defects present in the university's academic buildings. Remedial strategies and best practices to address the defects, including proactive maintenance programs, collaborative design and construction approaches, and the use of high-quality materials and techniques are purposed. The findings of this study provide valuable insights to enhance the safety, functionality, and sustainability of academic buildings.

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## **LIST OF CONTENTS**

**DECLARATION**

**ABSTRACT** **i**

**ACKNOWLEDGEMENT** **ii**

**LIST OF TABLES** **viii**

**LIST OF FIGURES** **ix**

**LIST OF ABBREVIATIONS** **x**

| <b>CHAPTER</b> | <b>ITEM</b>              | <b>PAGE</b> |
|----------------|--------------------------|-------------|
| <b>1</b>       | <b>INTRODUCTION</b>      |             |
|                | 1.0 Introduction         | 1           |
|                | 1.1 General              | 2           |
|                | 1.2 Background Of Study  | 5           |
|                | 1.3 Research Aim         | 7           |
|                | 1.4 Research Objective   | 7           |
|                | 1.5 Research Questions   | 7           |
|                | 1.6 Scope of Research    | 8           |
|                | 1.7 Problem Statement    | 9           |
|                | 1.8 Research Methodology | 11          |
|                | 1.8.1 Qualitative Method | 11          |
|                | 1.8.2 Observation        | 11          |

|          |                                            |    |
|----------|--------------------------------------------|----|
| 1.8.2.1  | Steps for Conducting Observations          | 12 |
| 1.8.3    | Semi-Structured Interviews                 | 12 |
| 1.8.3.1  | Steps for Conducting Interviews            | 12 |
| 1.9      | Research Scope and Limitation              | 13 |
| 1.10     | Significant of the Study                   | 14 |
| 1.11     | Report Organization                        | 16 |
| 1.12     | Chapter Summary                            | 18 |
| <b>2</b> | <b>LITERATURE REVIEW</b>                   |    |
| 2.0      | Introduction                               | 20 |
| 2.1      | Definition on Defects in Academic Building | 21 |
| 2.1.1    | Defect                                     | 21 |
| 2.1.2    | Academic Building                          | 21 |
| 2.1.3    | Defects in Academic Building               | 22 |
| 2.2      | Types of Defects                           | 23 |
| 2.2.1    | Structural Defects                         | 24 |
| 2.2.2    | Plumbing Defects                           | 25 |
| 2.2.3    | Electrical Defects                         | 26 |
| 2.2.4    | HVAC Defects                               | 27 |
| 2.3      | Types of Academic Building Defects         | 27 |
| 2.4      | Causes of Academic Building Defects        | 32 |
| 2.5      | Impact of Defects in Academic Buildings    | 34 |
| 2.5.1    | Safety Concerns                            | 34 |